

**RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
June 8, 2011**

The Bismarck Renaissance Zone Authority met on June 8, 2011 in the 2nd Floor Conference Room in the City-County Office Building at 221 North 5th Street.

Authority members present were Dave Blackstead, Chuck Huber, George Keiser and Curt Walth.

Authority members Kevin Magstadt and Brenda Smith were absent.

Staff members present were Jason Tomanek, Kimberley Gaffrey, Kim Lee, Brenda Johnson and Brady Blaskowski.

Guests present were Jim Christianson (Northwest Realty Group, LLC), Brett Donat (EAPC), Curly Schoch – 2414 Winchester Drive, Steve & Carla Pine – 4916 Harbor Trail SE, Mandan and Dawn Kopp (Downtowners).

CALL TO ORDER

Chairman Blackstead called the meeting to order at 4:00 p.m.

MINUTES

The minutes of the May 11, 2011 meeting were distributed with the agenda packet.

MOTION: A motion was made by Mr. Keiser and seconded by Mr. Walth to approve the minutes of the May 11, 2011 meeting as received. The motion passed unanimously with members Blackstead, Huber, Smith and Walth voting in favor.

RENAISSANCE ZONE PROJECT APPLICATION

A. 100 West Broadway Avenue – Pine Properties, LLC – New Construction

Mr. Tomanek gave an overview of the new construction project by Pine Properties, LLC for the site at 100 West Broadway Avenue. He said the applicant is proposing to construct a new 3-story mixed-use building on the site of the former Wilhelm car dealership. The project consists of constructing a new, 3-story, 152,023 square foot mixed-use building that will include 17 condos, office space, a restaurant, an 81-stall enclosed parking garage and an at-grade off-street parking area containing 46 spaces. Mr. Tomanek added that the proposed building would be approximately 48.5 feet in height. The proposed exterior design elements include a combination of two brick colors and manufactured stone for wainscoting and accents. He stated that all windows, except for the entry and restaurant, will be operable units with clear glass. The entry and restaurant windows will be tinted gray. Each condo unit will have a private balcony. Mr. Tomanek concluded by saying. The estimated property tax exemption of \$1,869,100 over five years and the estimated state income tax exemption would be \$15,000 over five years. The total project investment is approximately \$23,000,000 - \$27,000, 000 and the estimated value with the investment is \$23,000,000 +/-.

Mr. Tomanek then listed the following findings for the proposed Renaissance Zone Project:

1. The proposed use is consistent with the City's Renaissance Zone Development Plan.
2. The proposed project has been reviewed by the Downtown Design Review Committee to ensure the project meets or exceeds the regulations of the DF-Downtown Fringe zoning district. Based on the material and information provided, the Committee has determined that the project satisfies the requirements of the zoning ordinance.
3. The project will begin July 2011 and with a projected completion during the spring of 2013.
4. The project is subject to the City's Site Plan Review process; at which time multiple City departments will review the project to ensure that the proposed elements satisfy ordinances, regulations and building code requirements.
5. The proposed landscaping and screening requirements, pertaining to location and quantity, are acceptable as shown. Final determination of the plant types will be done by a landscape architect in conjunction with site plan submittal requirements.

Mr. Tomanek said based on the above findings, staff recommends approval of the construction of a new building at 100 West Broadway Avenue by Pine Properties, LLC as a Renaissance Zone project with a 100% property tax exemption on the building and improvements for five years beginning with the date of completion, and an exemption from state tax on income derived from the business/investment location for five years beginning with the date of completion, with the following conditions:

1. The project generally conforms to the project description, site plan and conceptual images submitted with the application.
2. All the necessary building and other required permits are obtained prior to commencement of the project.
3. All the required landscaping and street trees be included with the project.

Mr. Walth asked what the size of the windows for the proposed building. Mr. Donat responded by saying all the windows are double hung and approximately 2.5 feet in width and 5 feet in height.

Mr. Huber asked if the infrastructure in this area is adequate. Mr. Donat said it is adequate.

Mr. Keiser inquired whether or not the landscaping associated with the off-street parking has been approved. Mr. Tomanek answered by saying that the preliminary drawings satisfy the landscaping requirements but the final site plan drawings have not been submitted or approved. The final determination regarding landscaping would be addressed at that time.

MOTION: Based on the findings included in the staff report, a motion was made by Mr. Keiser and seconded by Mr. Walth to recommend approval of the request for construction of a new building at 100 West Broadway Avenue by Pine Properties,

LLC as a Renaissance Zone project with a 100% property tax exemption on the building and improvements for five years beginning with the date of completion, and an exemption from state tax on income derived from the business/investment location for five years beginning with the date of completion, with the following conditions: 1) The project generally conforms to the project description, site plan and conceptual images submitted with the application; 2) All the necessary building and other required permits are obtained prior to commencement of the project; and 3) All the required landscaping and street trees be included with the project. The motion passed unanimously with members Blackstead, Huber, Keiser and Walth voting in favor.

RENAISSANCE ZONE DEVELOPMENT PLAN MODIFICATION DISCUSSION

Mr. Tomanek said a list of potential projects was identified with the original Plan and this list appears within the draft version of the updated Plan. He went on to say that staff is seeking the input of the Authority members regarding the updated list of potential projects. The list that staff has compiled thus far includes: 122 East Thayer Avenue – Currently a motel, 418 East Rosser Avenue – Professional Building, 100 East Thayer Avenue – Former Wilhelm Body Shop, 700 East Main Avenue – Former Bank of North Dakota building (vacant lot), 100 West Main Avenue – Former Skovy's Autoplex (vacant lot), 102 East Main Avenue – Currently an auto service shop, 630 East Main Avenue – Currently off-street parking south of the Radisson (vacant lot), 815 East Main Avenue – Formerly Richtman's Printing, The 100 and 200 blocks along the north side of Avenue A – Currently partially vacant and single-family homes, The south ½ of Block 46, Original Plat – The area bounded by 5th Street, Main Avenue, 6th Street and the alley – currently contains retail and limited apartments, Block 68, Original Plat – The block that the City/County Office Building occupies – Currently much is owned by Medcenter One and functions as off-street parking, Block 75, Original Plat – The block bounded by 8th Street, Bowen Avenue, 9th Street and Sweet Avenue – a large portion of the block is currently undeveloped, and Block 84, Original Plat – The block bounded by Washington Street, Broadway Avenue, Mandan Street and Thayer Avenue.

Mr. Keiser said that it the Renaissance Zone Authority should consider including some of the properties on the east end of Main Avenue, because several of the buildings need repair.

There was some discussion regarding the blocks and which properties could potentially be added and which blocks could be deemed complete and removed.

MOTION: Mr. Walth made a motion to approve the list of potential properties to be added to the Development Plan. Mr. Huber seconded the motion and it passed unanimously with members Blackstead, Huber, Keiser and Walth voting in favor.

RENAISSANCE ZONE REGULAR MEETING SCHEDULE DISCUSSION

After a brief discussion, it was decided that the July meeting will be held on the 12th and starting in August, the Renaissance Zone Authority will meet on the third Tuesday of every month at 4:00 p.m., upon agreement with members Smith and Magstadt.

STATUS OF APPROVED RENAISSANCE ZONE PROJECTS

Mr. Tomanek said that no Renaissance Zone projects have been closed out since the last Renaissance Zone Authority meeting.

STATUS OF APPROVED CORE INCENTIVE PROJECTS

Mr. Tomanek said that no CORE Incentive Program Projects have been closed out since the last Renaissance Zone Authority meeting.

OTHER BUSINESS

There was no other business.

ADJOURNMENT

There being no further business, Chair Blackstead adjourned the meeting of the Bismarck Renaissance Zone Authority at 4:45 p.m.

Respectfully Submitted,

Kimberley Gaffrey
Recording Secretary

David Blackstead
Chair